# PHASE I ENVIRONMENTAL SITE ASSESSMENT

# WATER TREATMENT PLANT ST. PAUL ISLAND, ALASKA







National Oceanic and Atmospheric Administration 7600 Sand Point Way NE Seattle, Washington 98115

Prepared by



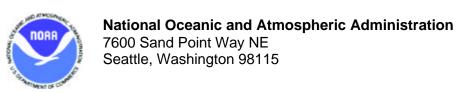
**Tetra Tech EM Inc.** 6100 219<sup>th</sup> Street SW, Suite 550 Mountlake Terrace, Washington 98043

August 24, 2004

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**EXECUTIVE SUMMARY** 

Tetra Tech EM Inc. (Tetra Tech) received a statement of work (SOW) dated March 22, 2004, from the

National Oceanic and Atmospheric Administration (NOAA) under Contract No. WC133F-04-CQ-0003 to

prepare a Phase I Environmental Site Assessment (ESA) at a site referred to in NOAA documents as the

"Water Treatment Plant" (the property) in St. Paul, Alaska (Section 25, Township 35S, Range 132W).

The ESA was conducted in accordance with American Society for Testing and Materials (ASTM)

Practice E1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site

Assessment Process.

The results of this investigation represent a review of current conditions based on available information

and limited observations. In addition to conducting a site reconnaissance, Tetra Tech performed a

detailed review of historic records available from Federal and State databases, and obtained historic

records information from the current property owner, NOAA.

The first known use of the property was as a fresh water well and pumping site. According to historical

information, the property contained fresh water wells that provided drinking water for the residents of St.

Paul in or around 1918, and possibly prior to this. An abandoned pump house associated with the wells is

still in existence north of and adjacent to the property. Although water treatment processes are not known

to have occurred at this site, it is presumed that the site is known as the "Water Treatment Plant" because

of this pump house.

Currently, the property contains no buildings or structures. The property consists of tundra grass and one

pipe, presumably a remnant of the former wells, protruding approximately 2 feet out of the ground in the

center of the site.

The assessment revealed no evidence of recognized environmental conditions in connection with the

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property.

Tetra Tech EM Inc. 6100 219th Street SW, Suite 550 Phase I Environmental Site Assessment Water Treatment Plant St. Paul Island, Alaska

Mountlake Terrace, Washington 98043

SECTION 1
INTRODUCTION

Tetra Tech EM Inc. (Tetra Tech) received a statement of work (SOW) dated March 22, 2004 from the

National Oceanic and Atmospheric Administration (NOAA) under Contract No. WC133F-04-CQ-0003 to

prepare a Phase I Environmental Site Assessment (ESA) at a site referred to in NOAA documents as the

"Water Treatment Plant" (the property) in St. Paul, Alaska (Section 25, Township 35S, Range 132W).

The ESA was conducted in accordance with American Society for Testing and Materials (ASTM)

Practice E1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site

Assessment Process (ASTM 2000).

1.1 SCOPE OF WORK

The purpose of the ESA was to identify potential areas of environmental concern associated with the

subject property. Resources that Tetra Tech used in conducting the ESA include ASTM Practice

E1527-00, public documents, Federal and State database access, visual inspection of the subject and

surrounding properties, and interviews with persons knowledgeable about historic activities at the subject

property.

This ESA is based on available information pertinent to the subject property and results of a walk-through

site inspection. Where potential areas of environmental concern are identified, this report will

recommend methods for obtaining confirmatory evidence of these concerns, including additional

research, investigation, or collecting soil, sediment, surface water, or groundwater samples.

1.2 PURPOSE

The purpose of this ESA is to identify whether recognized environmental conditions are present on the

subject property within the scope of work conducted as found in Section 1.1.

Recognized environmental conditions are defined as the presence or likely presence of any hazardous

substances or petroleum products on a property under conditions that indicate an existing release, a

historic release, or material threat of release of any hazardous substance or petroleum product into

structures on the property or to the ground surface, subsurface soil, groundwater, or surface water of the

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Tetra Tech EM Inc. 6100 219th Street SW, Suite 550 Mountlake Terrace, Washington 98043 subject or adjacent properties. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

#### 1.3 INVOLVED PARTIES

Tetra Tech was contracted by NOAA, trustee for the subject property, to perform an ESA. Ms. Phyllis Swetzof (City Clerk for the City of St. Paul) was interviewed regarding the environmental condition of the subject property. In addition, Mr. Greg Gervais and Mr. Dave Winandy (NOAA Office of Response and Restoration [ORR]), as well as Mr. Tom Simon (NOAA Office of Environmental Compliance and Safety [OECS]) were consulted regarding historical records for the subject property, and the Alaska Department of Environmental Conservation (ADEC) Contaminated Sites Database (CSD) was reviewed with regard to state environmental records for the subject property, as well as other potential contaminated sites on St. Paul Island.

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SECTION 2
PROPERTY DESCRIPTION

The following sections describe the subject property and adjacent properties as observed by Tetra Tech

personnel during the April 20, 2004 site inspection and upon review of applicable maps and records.

Figure 1 depicts the geographical location of the site, and Figure 2 provides detail of the subject property.

Photographic documentation of the field inspection is presented in Appendix A.

2.1 LOCATION

St. Paul Island is part of the Pribilof Islands, a small island archipelago located in the

Bering Sea approximately 800 miles west-southwest of Anchorage and 300 miles north-northwest of

Dutch Harbor, Alaska. The City of St. Paul is situated on a peninsula in the southern portion of the

island. The subject property is approximately 30 feet by 30 feet in size and is located approximately 150

feet north of the Polovina Turnpike, across from the NOAA Staff Quarters building (Section 25,

Township 35S, Range 132W). Coordinates for the subject property are latitude 57.1274° north and

longitude 177.7265° west.

2.2 PHYSICAL SETTING

St. Paul Island covers approximately 44 square miles and was created as the result of volcanic activity.

The climate of the island is classified as subpolar, with weather conditions heavily influenced by the

Bering Sea. Vegetation on the island is broadly classified as moist tundra. St. Paul Island is also well

known for wildlife including fur seals, northern (Steller) sea lions, harbor seals, reindeer, and numerous

bird species.

The subject property is located in the northern section of the City of St Paul and is zoned as commercial.

The subject property covers approximately 900 square feet, and no buildings or structures are currently

located on the property. Topographically, the subject property is situated on a west-facing slope in the

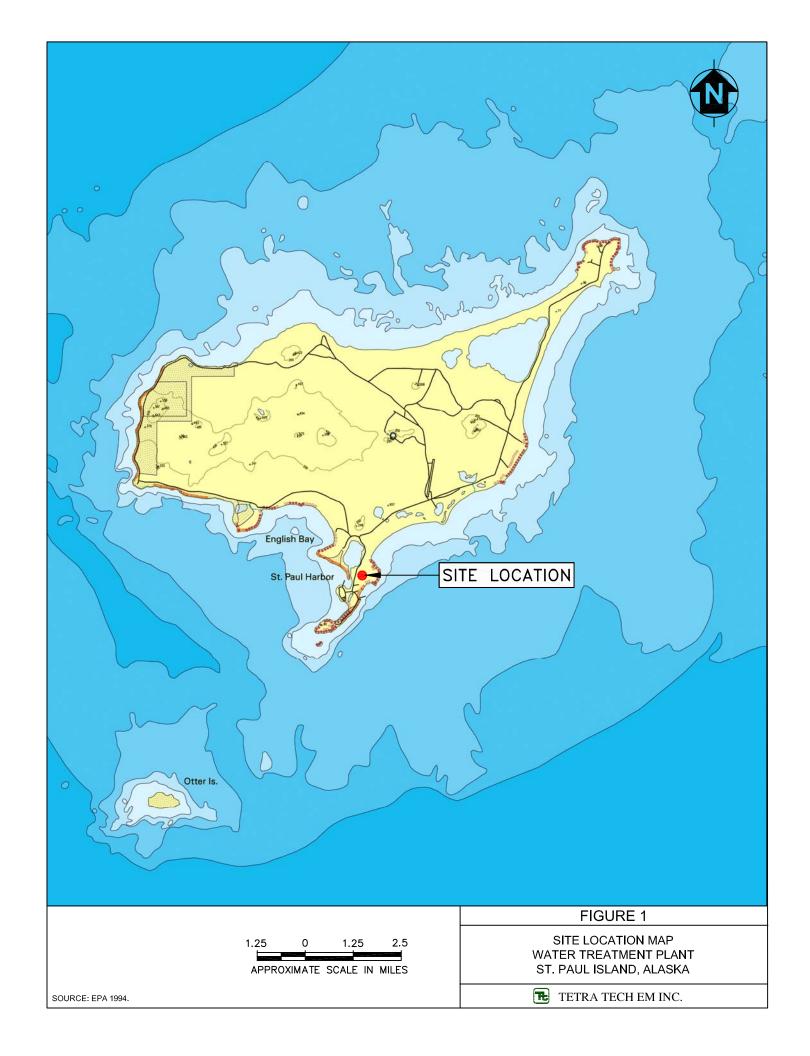
northern section of the City of St Paul; surrounding areas slope upward to the east and downward, away

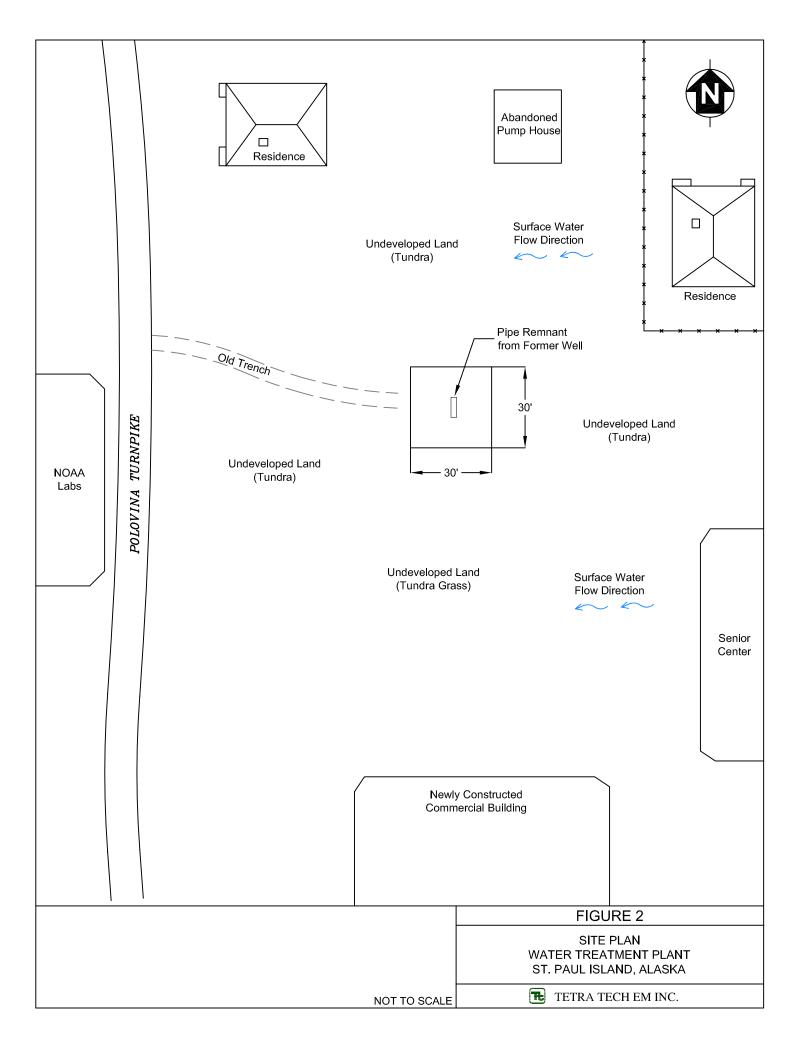
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from the site, to the west.

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One abandoned well exists at the subject property. No other private or public groundwater wells are located on the subject property. A total of seven groundwater wells are used to supply water for the City of St. Paul; however, these wells are all located approximately 2.5 miles north of the subject property in the vicinity of Telegraph Hill.





SECTION 3 HISTORIC REVIEW

During an ESA, several types of records commonly are reviewed to evaluate the subject property's

historic uses. Often, sources of valuable historic use data include city directories, Sanborn<sup>TM</sup> fire

insurance maps, and aerial photographs. Because these information sources are often limited and/or

nonexistent in rural Alaska, interviews with knowledgeable persons familiar with historic site activities

were relied upon to supplement available records pertaining to the subject property.

The following sections summarize city directory listings for the subject property, Sanborn<sup>TM</sup> fire

insurance maps, historical photographs, and other general information obtained during the ESA process.

3.1 CITY DIRECTORIES

No city directories were available for the subject property.

3.2 SANBORN<sup>TM</sup> FIRE INSURANCE MAPS

No Sanborn<sup>TM</sup> Fire Insurance Map coverage was available for the subject property.

3.3 HISTORICAL PHOTOGRAPHS

Historical photographs, including aerial photographs, were obtained from records compiled by Mr.

Gervais (NOAA ORR). Historical photographs of the subject property were reviewed for the years 1996,

1973, and 1967. Copies of the historical photographs are included in Appendix B. Results of the

historical photograph review are as follows:

• 1996. No buildings or structures are visible at the subject property. The abandoned pump house

is visible north of the subject property. Other properties within the vicinity of the subject property

are generally shown as exhibiting current conditions.

• 1973. No buildings or structures are visible at the subject property. The pump house is visible

north of the subject property. No other structures are visible surrounding the subject property.

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• 1967. No buildings or structures are visible at the subject property. The pump house is visible

north of the subject property. No other structures are visible surrounding the subject property.

3.4 GENERAL

According to Mr. Winandy (NOAA PPO), historical information related to the subject property indicates

that the only development at the property was for fresh water drinking wells in 1918 or possibly prior to

this. Personal interviews were conducted with Ms. Phyllis Swetzof (City Clerk for the City of St. Paul)

and Mr. Mark Rukovishnikoff (City Plumber for the City of St. Paul); to their knowledge, the property

has only contained fresh water wells for the provision of drinking water. The abandoned pump house

associated with the former wells is situated north of and adjacent to the subject property. Although water

treatment processes are not known to have occurred at this site, it is presumed that the site is known as the

"Water Treatment Plant" because of this pump house.

The fresh water wells were taken out of operation in approximately 1921, when the City drinking water

wells located in the vicinity of Telegraph Hill were put into operation. The property is currently not in

use. The property consists of tundra grass and one pipe, presumably a remnant of the former wells,

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protruding approximately 2 feet out of the ground in the center of the site.

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**SECTION 4** SITE RECONNAISSANCE

During the ESA process, a site reconnaissance is conducted, and due diligence is exercised in identifying

potential areas of environmental concern. The site reconnaissance focuses on evaluating the current

disposition of the subject property and adjacent properties, interior storage and waste disposal areas,

interior discharges, exterior storage and waste disposal areas, exterior discharges, storage tanks, and

polychlorinated biphenyls (PCB).

Tetra Tech personnel performed the field inspection of the subject property on April 20, 2004.

4.1 CURRENT DISPOSITION OF SUBJECT PROPERTY

Purpose and Scope: During an ESA, the subject property is inspected to evaluate the general condition

of the buildings and structures. General observations are made about the buildings and structures on the

subject property, as well as their location, size, and apparent usage. Construction features, such as

ceilings and floors, are noted, as is the presence and type(s) of light fixtures and electrical equipment.

Also noted are other features and anomalies that may contribute to environmental contamination.

Topography, vegetation, and proximity to thoroughfares and waterways also are observed during the

inspection.

**Observations:** No buildings or structures currently exist at the subject property.

4.2 CURRENT DISPOSITION OF ADJACENT PROPERTIES

Purpose and Scope: During an ESA, properties adjacent to the subject property are inspected for signs or

conditions that could pose significant potential for environmental contamination on the subject property

due to lateral migration of surface or subsurface contaminants from those properties. The review of

adjacent properties is limited as recommended by ASTM Practice E-1527-00, and information relating to

those properties provided herein should not be interpreted as comprehensive or conclusive, unless

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otherwise noted.

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Observations: The subject property is located in an area zoned as commercial. Adjacent properties to

the west, south, and east are zoned as commercial. Adjacent properties to the north are zoned as

residential. The surrounding properties were visually examined from the subject property and public

roads. Property to the north includes two residences and the abandoned fresh water pump house.

Property to the east consists of undeveloped land, beyond which is Polovina Turnpike. Property to the

south consists of undeveloped land, followed by a newly constructed commercial building. Property to

the west includes residences and the senior center.

4.3 INTERIOR STORAGE AND WASTE DISPOSAL AREAS

**Purpose and Scope:** During an ESA, interior storage areas are examined for staining or other evidence of

former activities that could present a potential for environmental contamination. Containers of chemicals

are examined for content and usage, and trash or rubbish accumulation is noted. In addition, designated

interior disposal areas and areas conducive to waste disposal are examined for evidence of improper

disposal. Finally, restrooms, drains, exterior doors, and secluded closets are visually inspected.

**Observations:** No buildings or structures were observed at the subject property.

4.4 INTERIOR DISCHARGES

Purpose and Scope: During an ESA, interior discharge areas, such as drainage areas, pipe discharges,

sumps, and air emission generators, are visually examined for leakage or other evidence of potential

environmental contamination.

**Observations:** No buildings or structures were observed at the property.

4.5 EXTERIOR STORAGE AND WASTE DISPOSAL AREAS

Purpose and Scope: During an ESA, exterior storage and waste disposal areas are visually inspected for

signs of releases or other environmental contamination associated with historic activities. Visual and

olfactory evidence of chemical or other release are noted at designated storage areas and locations

suggestive of storage operations such as concrete or asphalt pads, covered or fenced areas, pits, ponds,

and lagoons.

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In addition, exterior waste disposal areas are examined, including garbage cans and dumpsters. Areas of

stained or off-color soil, stressed vegetation, discarded empty containers, and burned residue are

inspected, as are remote or obscured areas of the property conducive to dumping.

Observations: No evidence of exterior storage or waste disposal was observed during the site

reconnaissance.

4.6 **EXTERIOR DISCHARGES** 

Purpose and Scope: During an ESA, exterior subsurface structures are inspected for evidence of leaks,

releases, or other environmental contamination associated with historic activities. The presence of

subsurface structures that collect or contain liquid and sediment may represent a source of potential

environmental contamination. Areas that are inspected if present include underground voids and vaults,

drains, sumps, oil/water separators, wells, pits, ponds, lagoons, and aboveground structures indicating

subsurface activity.

Observations: No evidence of exterior discharges or waste disposal was observed during the site

reconnaissance. A pipe remnant, presumably from one of the wells, was observed during the site

reconnaissance. The metal pipe remnant protruded approximately 2 feet from the ground. The depth of

the pipe was not determined.

4.7 STORAGE TANKS

Purpose and Scope: The presence of current and historic aboveground storage tanks (AST) and

underground storage tanks (UST) at the subject property is carefully evaluated during an ESA. Storage

tanks are recognized as major potential sources of environmental contamination. Contamination of soil

and/or groundwater may occur as a result of spills, overfills, or releases from tank systems. Such

contamination would require remediation, and the property owner or operator could be responsible for

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remediation costs.

**Observations:** No USTs or ASTs are known to have existed at the subject property.

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### 4.8 POLYCHLORINATED BIPHENYLS

**Purpose and Scope:** The subject property was inspected for items that potentially may contain PCBs such as transformers and other electrical equipment.

*Observations:* No equipment suspected to contain PCBs was identified at the subject property during the site reconnaissance.

# SECTION 5 REGULATORY RECORDS REVIEW

A regulatory records review was conducted through phone interviews with regulatory officials and by consulting available databases provided by the U.S. Environmental Protection Agency and the Alaska Department of Environmental Conservation (ADEC). According to interviews, the subject property is not part of any regulatory action. Databases that were searched include the following.

#### **Federal Records**

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS): CERCLIS contains data on potentially hazardous waste sites that have been reported to the EPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites that are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion in the NPL.
- CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP): As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or contamination was not serious enough to require Federal Superfund action or NPL consideration.
- **NPL:** The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the federal Superfund program.
- **Delisted NPL:** The National Oil and Hazardous Substances Pollution and Contingency Plan establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may deleted from the NPL where no further response is appropriate.
- Corrective Action Report (CORRACTS): CORRACTS identifies hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity.
- Resource Conservation and Recovery Information System (RCRIS): RCRIS includes selective information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA.
- Emergency Response Notification System (ERNS): ERNS records and stores information on reported releases of oil and hazardous substances.

#### **State of Alaska Records**

• Contaminated Sites Database: The Contaminated Sites Database (CSD) is the State equivalent to CERCLIS. Sites contained in the CSD may or may not already be listed on the Federal CERCLIS list.

The subject property was not listed in any of the above listed databases.

A review was conducted of available ADEC records for listed sites within 0.25 mile of the subject property and for sites with groundwater contamination located within 1 mile of the subject property. Results of the file review are presented in the table below. Ten sites listed in the ADEC CSD were identified within a 1-mile radius of the subject property. Three of the listed sites are classified with a closed status by ADEC (Two-Party Agreement [TPA] Sites 08, 09a, and 10). In addition, five facilities within 1 mile of the subject property are listed in the federal RCRIS database.

		Distance from Subject	
Site Name/Address	Site Type	Property	Comments/Status
TPA 08 St. Paul NOAA	Landfills	½ to 1mile south	Two landfills (NOAA and NMFS) formerly
Cliffside Landfills			operated along cliffs south of subject property.
			ADEC site file lists this as closed under ADEC
			Contaminated Sites Database as of December
			2001.
TPA 09 St. Paul Tract 46	Contaminated	¹⁄₄ to ¹⁄₂ mile	According to ADEC, site contamination has
Industrial Area	Soil	southwest	been removed to the maximum extent
			practicable even though residual contamination
			remains in soil onsite. As of April 2003,
			ADEC has issued a conditional determination
			of no further remedial action or sampling
		1/ 1 11	required. The ADEC site file is still active.
Clinic Underground Storage	UST	½ to 1 mile	Heating oil UST was removed from the St.
Tank (UST) SP-1		southwest	Paul Clinic. According to the ADEC database,
			site contamination has been removed, but the
			site cannot be closed until the excavated soils
			(now stockpiled at the Blubber Dump), are remediated. The ADEC site file is active as of
			April 2004.
TPA 09a St. Paul USTs Site	UST	¹⁄₄ to ¹⁄₂ mile	Six USTs located near the new harbor (the old
(Tract 46)		southwest	movie theater building). As of May 2003,
			ADEC issued a determination of no further
			remedial action or sampling required.
TPA 09b St. Paul Power	UST	¹⁄₄ to ¹⁄₂ mile	Diesel fuel contamination in soil as a result of
Plant (Tract 46)		southwest	USTs during past power plant operations. As
			of March 2001, the ADEC site file is active.
TPA 09c St. Paul Municipal	UST	¹⁄₄ to ¹⁄₂ mile	Diesel fuel UST. As of April 2004, the ADEC
Garage		southwest	site file is still active.

		Distance from Subject	
Site Name/Address	Site Type	Property	Comments/Status
TPA 09d St. Paul Municipal Drum Staging	Drums	1/4 to 1/2 mile southwest	Diesel fuel and kerosene contamination associated with former fueling operations. As of April 2004, the ADEC site file was active.
TPA 09e St. Paul Contaminated Saltwater Wells	Saltwater wells	1/4 to 1/2 mile southwest	Saltwater wells previously used to wash seal skins were abandoned due to reported diesel contamination from spills at the demolished diesel tank farm.
TPA 10 St. Paul Former Gas Tank Farm Hill on Village East Side	Above- Ground Storage Tank (AST)	1/4 to 1/2 mile southwest	Contamination associated with four 25,000-gallon ASTs. As of February 2000, the ADEC site file was closed.
TPA 11 St. Paul Demolished Diesel Tank Farm Tract 43 St. Paul	AST	1/4 to 1/2 mile southwest	Diesel fuel tank farm decommissioned in 1988. Six 80,000-gallon ASTs removed associated with large spill in 1968 resulting in fish kill were removed. As of May 2001, the ADEC site file is active and includes groundwater monitoring of the area.
MV All Alaskan St. Paul Island Vessel North Shore	RCRIS	< 1/4 mile north	Identification number AKD983075904
St. George Delta Fuel Waterfront Building	RCRIS	< 1/4 mile north	Identification number AKR000000885
St. Paul City Port 300 Dock Side Road	RCRIS	<½ mile west	Identification number AKR000000489
St. Paul Delta Fuel Company Waterfront Building	RCRIS	<½ mile west	Identification number AKR000000893
Unisea Incorporated Northwest Harbor Arm Village Cove	RCRIS	< ½ mile west	Identification number AK0000244053

SECTION 6
CONCLUSIONS AND RECOMMENDATIONS

The results of this ESA represent a review of current conditions, based on available information and

limited observations, as described in previous sections of this report.

The first known use of the property was as a fresh water well and pumping site. According to historical

information, the property contained fresh water wells that provided drinking water for the residents of St.

Paul in or around 1918, and possibly prior to this. An abandoned pump house associated with the wells is

still in existence north of and adjacent to the property. Although water treatment processes are not known

to have occurred at this site, it is presumed that the site is known as the "Water Treatment Plant" because

of this pump house. Currently, the property contains no buildings or structures. The property consists of

tundra grass and one pipe, presumably a remnant of the former wells, protruding approximately 2 feet out

of the ground in the center of the site.

Tetra Tech performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice

E 1527-00 of Section 25, T35S, R132W, Water Treatment Plant site. This assessment has revealed no

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evidence of recognized environmental conditions in connection with the property.

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SECTION 7 LIMITATIONS

This report was compiled based partially on information supplied to Tetra Tech from outside sources and

other information in the public domain. The conclusions and recommendations herein are based on the

information Tetra Tech obtained in compiling the report. This information is on file at Tetra Tech's

office in Mountlake Terrace, Washington. Tetra Tech makes no warranty as to the accuracy of statements

made by others, which may be contained in the report, nor are any other warranties or guarantees,

expressed or implied, included or intended by the report except that it has been prepared in accordance

with the current generally accepted practices and standards consistent with the level of care and skill

exercised under similar circumstances by other professional consultants or firms performing the same or

similar services.

Because the facts forming the basis for the report are subject to professional interpretation, differing

conclusions could be reached. Tetra Tech does not assume responsibility for the discovery and

elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with

submitted recommendations or suggestions does not assure elimination of hazards or the fulfillment of

client's obligations under Federal, State, or local laws or any modifications or changes to such laws.

None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or

nature but shall be a representation of findings of fact from records examined.

The depth of this investigation is confined to the above-listed scope of work. Hazardous materials or

coatings may be masked by building materials, buried beneath the ground surface, or concealed in an

otherwise undetectable manner. Tetra Tech has exercised due diligence in the conduct of this Phase I

ESA but makes no warranty regarding the presence or absence of concealed features that could not be

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documented at the time the Phase I ESA was conducted.

Prepared by:

Susan Parks

Environmental Scientist

Tetra Tech EM Inc.

Reviewed by:

Ken Valder, P.E. Project Manager

Tetra Tech EM Inc.

# SECTION 8 REFERENCES

- Alaska Department of Environmental Conservation. 2004. Contaminated Sites Database. On-Line Service Accessed on April 20, 2004.
- American Society for Testing and Materials (ASTM). 2000. Practice E1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.
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### APPENDIX A

## SITE PHOTOGRAPHS

Water Treatment Plant St. Paul Island, Alaska



Photograph No. 1 Site: Water Treatment Plant Orientation: North Date: April 20, 2004

Description: Looking north at the abandoned pump house adjacent to the property.



Photograph No. 2 Site: Water Treatment Plant Orientation: West Date: April 20, 2004

Description: Looking west from the property.



Photograph No. 3

Site: Water Treatment Plant
Orientation: South

Date: April 20, 2004
Description: Looking south from the subject property. The newly constructed St. Paul Tribal

Government building is visible in the background. A rusted pipe sits on the foreground of the adjacent property.



Photograph No. 4 Site: Water Treatment Plant Orientation: East Date: April 20, 2004

Description: Looking east at the subject property. The presumed former fresh water well is located right of center, and an Alaska Communications System telephone pedestal is located left of center. The Senior Center is visible in the right background. A fence associated with residential property is also visible in the left background.

# APPENDIX B HISTORICAL PHOTOGRAPHS

Water Treatment Plant St. Paul Island, Alaska

